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Book - 10642 Pg - 6999-7038  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
HB BOYS  
2280 S MAIN ST  
SALT LAKE CITY UT 84115  
BY: MZA, DEPUTY - WI 40 P.

**When recorded, mail to:**

Salt Lake County  
Stormwater Construction Supervisor  
2001 South State Street N3-600  
Salt Lake City, Utah 84190-4050

Affects Parcel No(s): 14291270350000

**STORMWATER MAINTENANCE AGREEMENT**

This Stormwater Maintenance Agreement (this "Agreement") is made and entered into this 3 day of January, 2018, by and between Magna Metro Township, a municipal corporation of the State of Utah (the "Metro"); and HB Properties, LC (the "Owner").

**RECITALS**

WHEREAS, the Metro is authorized and required to regulate and control the disposition of storm and surface waters within the Metro, as set forth in the Metro Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in UTAH CODE ANN. §§ 19-5-101, *et seq.*, as amended (the "Act"); and

WHEREAS, by contract, Salt Lake County ("County") is Metro's agent to provide all regulatory and management controls for the disposition or storm and surface waters, including the power to enforce the Metro's Ordinance; and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property"), which property is subject to regulation by Metro as laid out above; and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to facilitate these anticipated changes, the Owner desires to build and maintain, at Owner's expense, storm and surface water management facilities, including structures, improvements, and/or vegetation to control the quantity and quality of the storm water (the "Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are shown in the final site plan or subdivision approved for the Property, in any related engineering drawings, and in any amendments thereto, which plans and drawings are on file in the office of the Metro's agent's Planning and Development Services Division, and are hereby incorporated herein by this reference (the "Development Plan"); and

WHEREAS, a detailed description of the Stormwater Facilities, which includes the operation and routine maintenance procedures required to enable the Stormwater Facilities to perform their designed functions (the "Stormwater Management Plan"), is attached hereto as Exhibit "B" and is incorporated herein by this reference; and

WHEREAS, as a condition of the Development Plan approval, and as required by the Jordan Valley Municipalities Permit No. UTS000001 ("UPDES Permit") from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Stormwater Maintenance Plan.

#### **AGREEMENT**

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the Metro's approval of the Stormwater Maintenance Plan through its agent, County, and the mutual covenants contained herein, the parties agree as follows:

#### **SECTION 1**

**Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in strict accordance with the Development Plan, specifications, and any amendments thereto which have been approved by the Metro or its agent.

#### **SECTION 2**

**Maintenance of Stormwater Facilities.** The Owner shall, at its sole cost and expense, operate and maintain the Stormwater Facilities in strict accordance with the Stormwater Maintenance Plan.

Owner's maintenance obligations shall be limited to structures, systems, and appurtenances on Owner's land, including all system and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided solely to control the quantity and quality of the stormwater. Maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

### SECTION 3

**Annual Maintenance Report.** The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to Metro's agent annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by July 31, of each year and shall be in a form acceptable to the Metro's agent.

### SECTION 4

**Oversight Inspection Authority.** The Owner hereby grants permission to the Metro, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the Metro or its agent. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are adequately maintained, are continuing to perform in an adequate manner, and are in compliance with all applicable laws, regulations, rules, and ordinances, as well as the Stormwater Maintenance Plan.

### SECTION 5

**Notice of Deficiencies.** If the Metro or its agent finds the Stormwater Facilities contain any defects or are not being maintained adequately, the Metro or its agent shall send the Owner written notice of the defects or deficiencies and provide the Owner with reasonable time to cure such defects or deficiencies, as provided in Metro Ordinances Section 17.22. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the Property address.

### SECTION 6

**Owner to Make Repairs.** The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the Metro or its agent within the required cure period to ensure the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

### SECTION 7

**Corrective Action.** In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the Metro and its agent, the Metro or its agent may proceed with any enforcement mechanism provided in Metro Ordinance Section 17.22. The Metro or its agent may also give written notice that the Stormwater Facilities will be disconnected from the Metro's municipal separate storm sewer system. Any damage resulting from the disconnected system will be the Owner's responsibility. It is expressly understood and agreed that neither the Metro nor its agent are under any obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the Metro or its agent. The actions described in this Section are in addition to and

not in lieu of the legal remedies available to the Metro as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

#### **SECTION 8**

**Reimbursement of Costs.** In the event the Metro or its agent, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the Metro's municipal separate storm sewer system, the Owner shall reimburse the Metro or its agent upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the Metro or it agent. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorney's fees and court costs, incurred by the Metro or its agent in collection of delinquent payments. The Owner hereby authorizes the Metro or its agent to assess any of the above-described costs, if remained unpaid, by recording a lien against the Property.

#### **SECTION 9**

**Successors and Assigns.** This Agreement shall be recorded in the office of the County Recorder and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

#### **SECTION 10**

**Severability Clause.** The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Agreement shall not be affected thereby.

#### **SECTION 11**

**Utah Law and Venue.** This Agreement shall be interpreted under the laws of the State of Utah. Suits for any claims or for any breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

#### **SECTION 12**

**Indemnification.** This Agreement imposes no liability of any kind whatsoever on the Metro or its agent. The Owner hereby agrees to indemnify and hold the Metro and its officers, employees, agents and representatives from and against all actions, claims, lawsuits, proceedings, liability, damages, losses, and expenses (including attorneys' fees and court costs) that result from the performance of this agreement, but only to the extent the same are caused by any negligent or wrongful act or omissions of the Owner, and the Owner's officers, employees, agents, and representatives.

**SECTION 13**

**Amendments.** This Agreement shall not be modified except by written instrument executed by the Metro and the owner of the Property at the time of modification, and no modification shall be effective until recorded in the office of the County Recorder.

**SECTION 14**

**Subordination Requirement.** If there is a lien, trust deed or other property interest Recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have signed and subscribed their names hereon and have caused this Agreement to be duly executed as of the day and year first set forth above.

**OWNER**

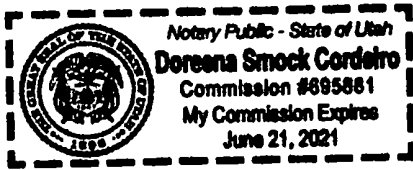
By: Gary K. Moore  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF UTAH                    )  
                                                  : ss.  
COUNTY OF SALT LAKE    )

The above instrument was acknowledged before me by Gary K Moore,  
this 3 day of January, 2018.

[SEAL]



Doreena Smock Cordaro  
NOTARY PUBLIC  
Residing in Salt Lake County

**ATTACHMENTS:**

**Exhibit A (Plat and Legal Description)**

**Exhibit B (Stormwater Management Plan)**

**Exhibit C (8.5" x 11" Grading and Drainage plan)**

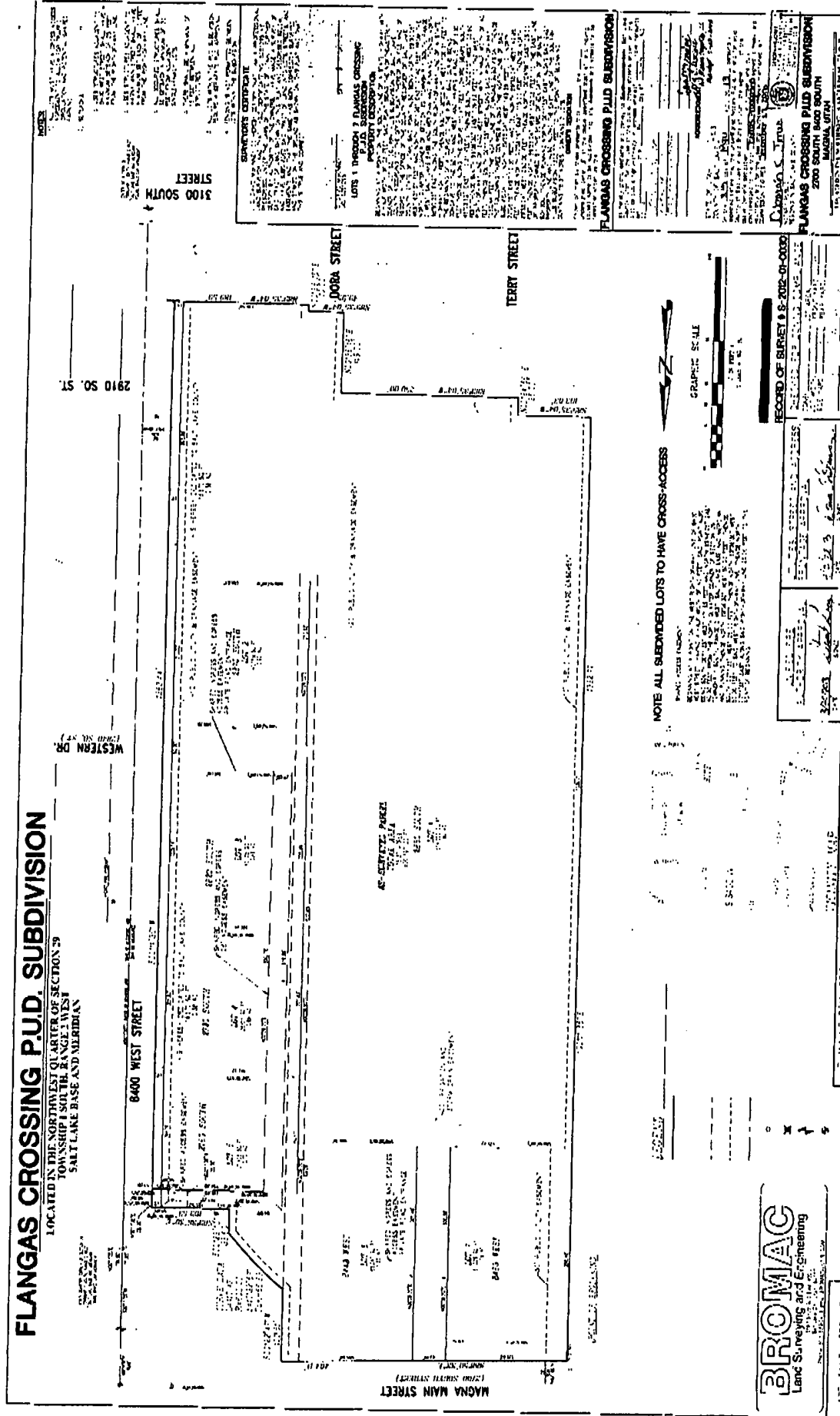
**EXHIBIT A**

Parcel #14291270350000  
Lot 6  
Flangas Crossing P.U.D. Subdivision  
Located in the Northwest Quarter of Section 29  
Township 1 South, Range 2 West  
Salt Lake Base and Meridian



# FLANGAS CROSSING P.U.D. SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 29  
TOWNSHIP 1 SOUTH RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN



Lot No.	Area (Acres)	Owner	Remarks
1	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
2	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
3	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
4	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
5	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
6	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
7	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
8	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
9	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
10	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
11	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
12	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
13	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
14	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
15	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
16	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
17	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
18	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
19	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
20	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
21	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
22	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
23	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
24	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
25	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
26	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
27	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
28	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
29	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
30	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
31	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
32	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
33	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
34	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
35	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
36	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
37	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
38	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
39	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
40	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
41	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
42	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
43	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
44	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
45	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
46	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
47	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
48	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
49	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	
50	0.12	FLANGAS CROSSING P.U.D. SUBDIVISION	

#27193

**BROMAC**  
Land Surveying and Engineering

RECORD OF SURVEY 88-2002-01-0000

FLANGAS CROSSING P.U.D. SUBDIVISION  
2000 MAGNA MAIN STREET  
SALT LAKE COUNTY, UTAH

DATE: 10/15/02  
BY: [Signature]

SCALE: 1" = 40'

NOTE ALL SUBDIVIDED LOTS TO HAVE CROSS-ACCESS

WESTERN DR. (2910 SO. ST.)

3100 SOUTH STREET

DOBRA STREET

TERRY STREET

MAGNA MAIN STREET (2910 SOUTH STREET)

## EXHIBIT B

### Long Term Stormwater Management Plan

for:

Burger King Magna  
8443 W Magna Main Street  
Magna, UT 84404

## PURPOSE AND RESPONSIBILITY

As required by the Clean Water Act and resultant local regulations, including Slc Lake County Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

## CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT  
SECTION 2: TRAINING  
SECTION 3: RECORDKEEPING  
SECTION 4 APPENDICES

## SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants and if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOP)s that are intended to compensate for the limitations of the site infrastructure. The property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors.

### Impervious Areas, Parking, Sidewalk and Patio

The site is largely covered with impervious surfaces, which drain to curb inlet catch basins across the site. Sediment, fluids, and debris that collect on yard pavements, and other impervious areas and how they are dealt with can be a significant source of pollution. The parking and other paved areas must be maintained regularly to minimize the accumulation of pollutants before they can be washed into the stormwater system. Maintenance involves regular sweeping, but it can also involve pavement washing when necessary. The Pavement Sweeping and Washing SOPs are used to manage the pollutants associated with pavements.

### Storm Drain System

The stormwater system consists of inlets that collect the majority of runoff from the paved area. The stormwater system is designed to direct all runoff through a storm water pre-treatment snout; after it is treated it will reach an underground sump. The detention sump manages runoff for a 100-year storm event. In order to provide water quality capture volume (WQCV), the sump will have a gate not allowing larger solids and sediments to enter the system but will allow for the necessary flow of water. This will recharge groundwater with clean runoff. The stormwater treatment system is designed to capture floating material and heavier sediment particles, but does not trap suspended or dissolved pollutants.

The stormwater system must be maintained regularly to remove the accumulated pollutants before they will be flushed through the system during the high-flow events. The Stormwater System Maintenance of this site is incorporated into the Sweeping and Stormwater System Maintenance SOP schedule.

### Landscaping

A portion of this property is landscaped and is primarily grass, planters and trees. During the landscaping maintenance operations, organic materials, herbicides, pesticides, and fertilizers, can be left behind or improperly applied. These pollutants will be carried by runoff if they are not picked up as part of the regular maintenance operation.

### **Waste Management**

The site will provide dumpsters and trash receptacles. When maintained these controls will reduce the weather exposure to waste materials minimizing the potential for pollutants that can be carried by runoff or wind. Good waste management systems, if managed improperly, can end up being the source of the very pollution that they were intended to control. This pollution source is also controlled by detailed SOPs. Inspecting and maintaining the dumpster and trash receptacle devices are essential to an effective waste management operation. The General Waste Management SOP is used to manage the pollutants associated with this operation.

### **Snow and Ice Removal Management**

Salt is a vital to ensuring a safe transportation and pedestrian system. However, the salt and pre-wetting operations should be properly managed to minimize unnecessary salt impact. The Snow Removal and De-icing SOP is used to manage this operation and to maximize the effectiveness of salt usage.

### **General Site Up Keep**

Staff will be responsible to clean up after their operations as defined by the SOPs. However, loose debris will collect from normal use and by causes that can't be practically controlled. General up keep should occur weekly and all staff should be engaged.

## SECTION 2: TRAINING

Ensure that all employees and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

## SECTION 3: RECORDKEEPING

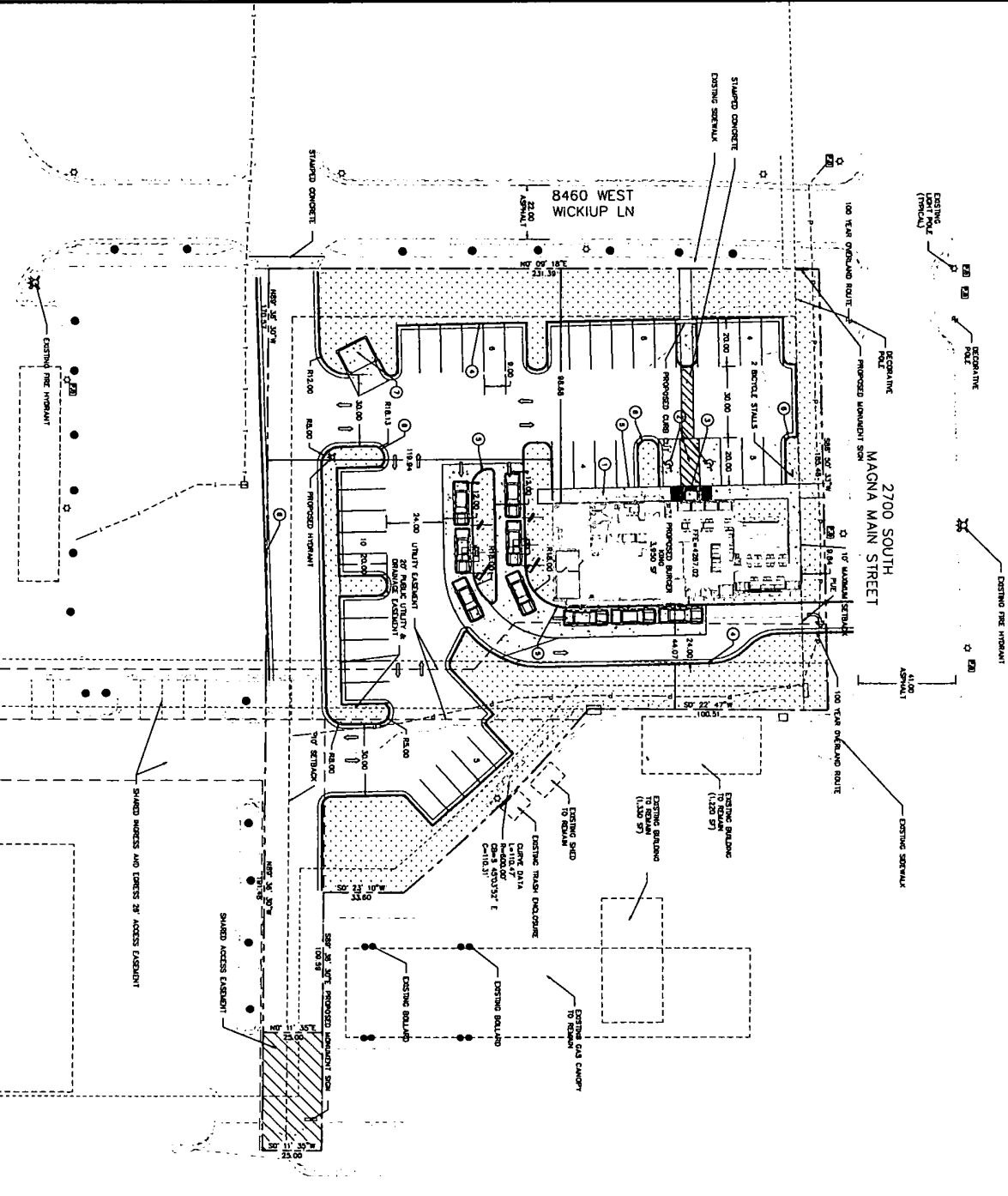
Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Salt Lake County Public Works Engineering annually. (Attn: Storm Water Project Manager 2001 S State, N3-120, Salt Lake City, UT 84190)

## SECTION 4: APPENDICES

- Appendix A- Site Drawings and Details
- Appendix B- SOPs
- Appendix C- Recordkeeping Documents

## **APPENDIX A- SITE DRAWINGS AND DETAILS**





ADDITIONAL LOT NOTES:  
 250' SOUTH MAIN STREET  
 250' WEST WICKIUP ST  
 100' WEST WICKIUP ST  
 100' WEST WICKIUP ST

LEGEND ENGINEERING  
 100 WEST 100 NORTH  
 SALT LAKE CITY, UT 84115  
 (801) 488-8888

**LEGEND**

LOT LINES (PROPERTY)  
 EXISTING CURB AND GUTTER  
 PROPOSED CURB AND GUTTER  
 EXISTING DRIVE  
 EXISTING SIDEWALK  
 LANDSCAPE AREA  
 CONCRETE AREA  
 GRADE BREAK  
 NIGHT ELEVATION  
 TOP OF GRADE  
 TOP OF ASPHALT  
 TOP BACK OF CURB  
 PROPOSED  
 FINISHED GRADE  
 FINISHED FLOOR ELEVATION  
 BACK OF SIDEWALK

**SITE DATA**

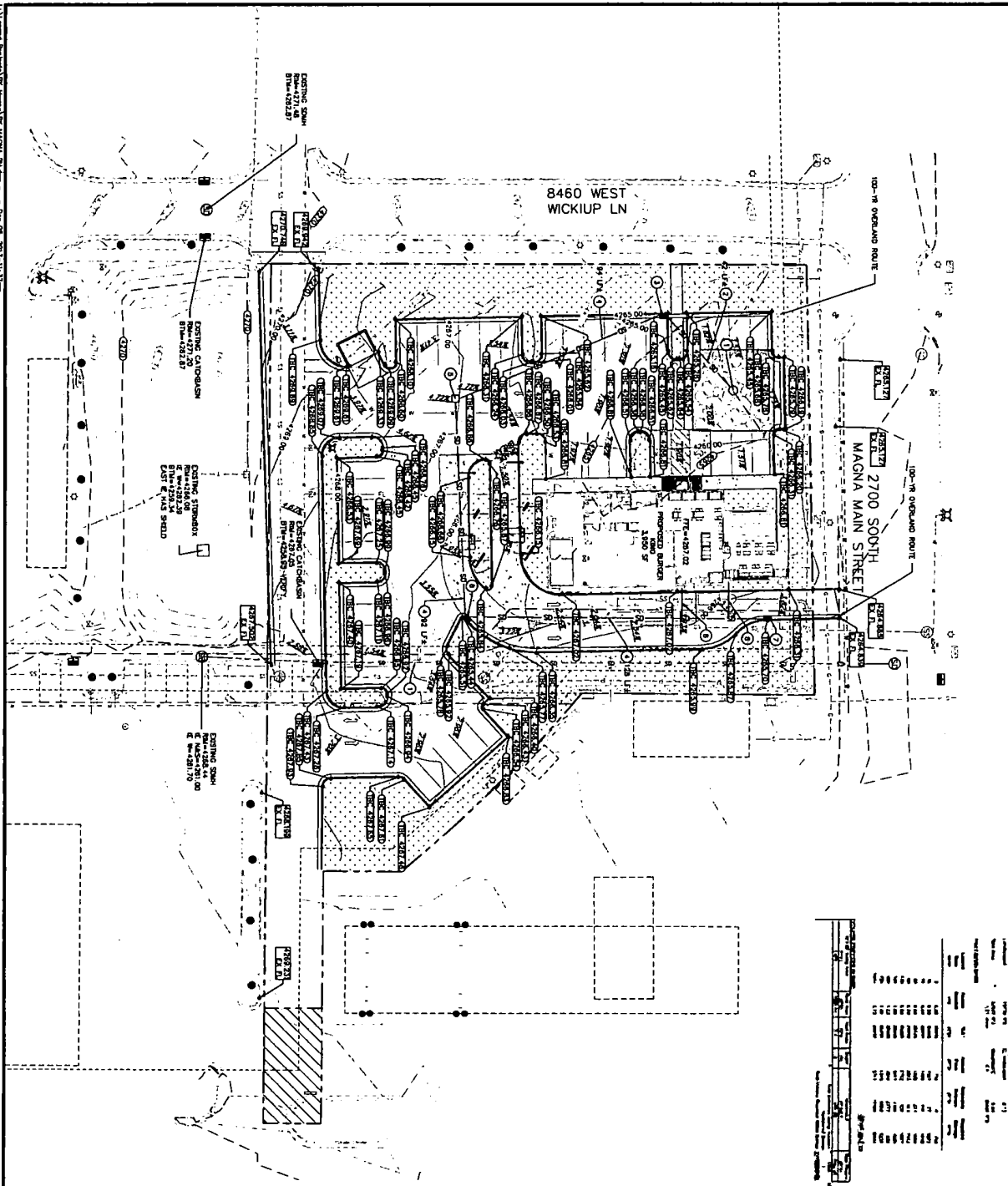
LOT AREA	14,847	SF (1/2 ACRES)
BUILDING AREA	11,120	SF (1/2 ACRES)
PAVING AREA	12,714	SF (1/2 ACRES)
LANDSCAPE AREA	1,237	SF (1/2 ACRES)
UNIMPROVED LOT	2,657	SF (1/2 ACRES)
BUILDING DATA		
ZONE: C-3 (COMMERCIAL ZONE)		
SETBACKS	10' MINIMUM	FRONT YARD
	10' MINIMUM	REAR YARD
	10' MINIMUM	SIDE YARD
	10' MINIMUM	TO STREET
	10' MINIMUM	TO RESIDENTIAL
	10' MINIMUM	TO RESIDENTIAL
<b>EXISTING UTILITIES</b>		
RECORDED: 1" FOR 2" SIZES OR 1" FOR 10" SEATING AREA		
RECORDED: 3" FOR 4" SIZES OR 3" FOR 10" SEATING AREA		
PROVIDED: 2" FOR 4" SIZES OR 2" FOR 10" SEATING AREA		
PROVIDED: 2" FOR 4" SIZES OR 2" FOR 10" SEATING AREA		

- NOTES:**
- PROPOSED 8" SIDEWALK PER APPL PLAN 211. SEE SHEET C-3.
  - ALL HANDICAP STALLS AND RAMP TO BE INSTALLED PER ADA STANDARDS.
  - ALL ADA RAMP TO BE INSTALLED PER ADA STANDARDS.
  - PROPOSED CURB & GUTTER PER APPL PLAN 203 TYPE E. SEE SHEET C-3.
  - PROPOSED CURB PER APPL PLAN 208 TYPE F. SEE SHEET C-3.
  - PROPOSED DRIVE PER APPL PLAN 209 TYPE F. SEE SHEET C-3.
  - PROPOSED DRIVE PER APPL PLAN 209 TYPE F. SEE SHEET C-3.
  - PROPOSED DRIVE PER APPL PLAN 209 TYPE F. SEE SHEET C-3.
  - PROPOSED DRIVE PER APPL PLAN 209 TYPE F. SEE SHEET C-3.

**GENERAL NOTES:**

- CONTRIBUTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
- UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
- ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER WITH SELECT GRANULAR FILL AS PER CITY STANDARDS. UNDESIGNED.
- ALL OFF SITE DRAINAGE TO EXISTING CURB & GUTTER.
- SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
- ALL WORK TO BE ACCORDING TO CITY STANDARDS.





**REVISIONS:**  
 1. REVISION: 01/15/2017  
 2. REVISION: 02/01/2017

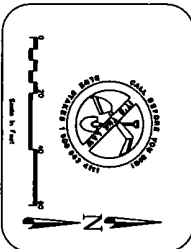
**PROJECT:**  
 8443 WEST MAGNA MAIN STREET  
 2700 SOUTH MAGNA STREET  
 MAGNA, UT 84304

DATE	DESCRIPTION	BY	CHKD
12/12/2016	ISSUE FOR PERMITS	LR	LR
01/15/2017	REVISION 1	LR	LR
02/01/2017	REVISION 2	LR	LR



**LOT LINES (PROPERTY)**  
 EXISTING CLAB AND GUTTER  
 PROPOSED CLAB AND GUTTER  
 PROPOSED STORM DRAIN LINE  
 EXISTING STORM DRAIN LINE  
 EXISTING ELEVATION  
 GRADE BREAK  
 PROPOSED GRADE CONTINUUM LINES  
 EXISTING GRADE CONTINUUM LINES  
 PROPOSED GRADE SLOPE  
 GRADE BREAK  
 PROPOSED GRADE  
 TYPE OF GRADE  
 TYPE OF ASPHALT  
 TIP BACK OF CURB  
 PROPOSED  
 EXISTING  
 FINISHED GRADE  
 PROPOSED FLOOR ELEVATION  
 BACK OF SIDEWALK  
 LANDSCAPE AREA  
 CONCRETE AREA

- GENERAL NOTES:**
- 1. INSTALL STORM DRAIN MANHOLE WITH STYLES PER DETAIL 1.
  - 2. SET CURB TO TOP OF NOSE ± 42.84, 7.8.
  - 3. INSTALL 18" Ø 60S PIPE @ 0.4% SLOPE.
  - 4. SET SILENT CAT. 1.0' PER APWA PLAN 318, DETAIL 1.1.
  - 5. INSTALL 17" Ø 40S PIPE @ 0.4% SLOPE.
  - 6. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.2.
  - 7. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.3.
  - 8. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.4.
  - 9. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.5.
  - 10. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.6.
  - 11. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.7.
  - 12. 17" Ø 40S PIPE PER APWA PLAN 318, DETAIL 1.8.



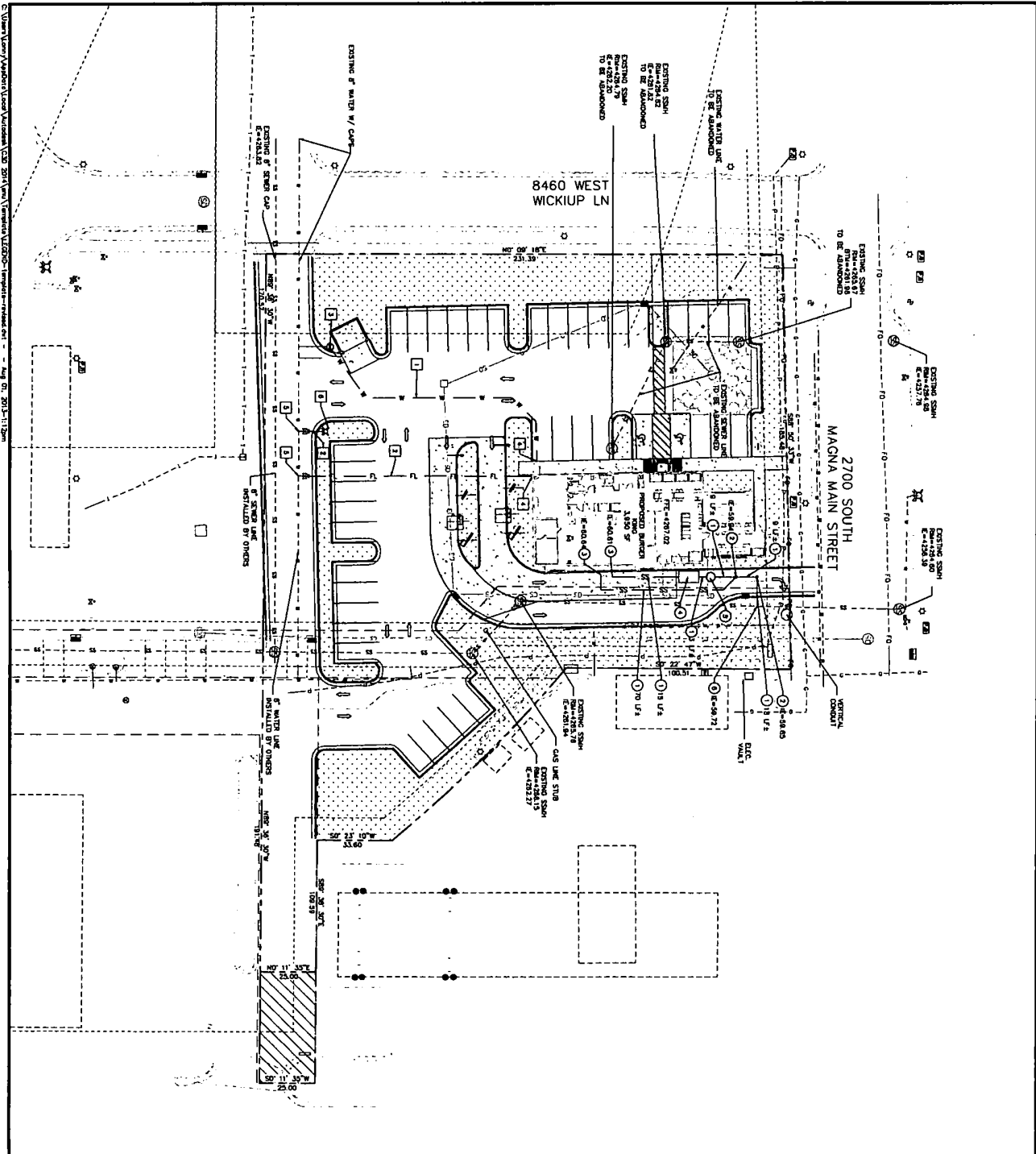
**LEGEND ENGINEERING**  
 62 WEST 100 NORTH  
 BRIDGE CITY, UT 84202  
 PHONE: 801-558-4600  
 FAX: 801-558-4601  
 www.legendeng.com

**PROJECT ENGINEER: LR**      **DESIGNER: CJ**

**BURGER KING  
 DRAINAGE PLAN**  
 8443 WEST MAGNA MAIN STREET, MAGNA, UT



SHEET: **C-3**  
 DATE: 08.03.2017



**LEGEND**

PROPERTY/ROW LINE  
 EXISTING CURB AND GUTTER  
 PROPOSED CURB AND GUTTER  
 PROPOSED STORM MAIN LINE  
 EXISTING STORM MAIN LINE  
 PROPOSED SEWER LINE  
 EXISTING SEWER LINE  
 EXISTING WATER LINE  
 EXISTING GAS LINE  
 PROPOSED WATER LINE  
 PROPOSED STORM LINE  
 PROPOSED WATER METER  
 EXISTING WATER METER  
 PROPOSED WATER METER  
 PROPOSED SEWER METER  
 EXISTING SEWER METER  
 PROPOSED SEWER CLEANOUT  
 EXISTING SEWER CLEANOUT

**GENERAL NOTES:**

- INSTALL 4" PVC S.W. 30' SEWER PER AT 2% MIN. SLOPE
- INSTALL 6" CLEANOUT
- FOR ALL UTILITIES FROM BUILDING, SEE PLUMBING PLANS
- FOR GAS UTILITIES FROM BUILDING, SEE PLUMBING PLANS
- INSTALL 1.000' O.D. GROUND TRAP PER PER APWA PLAN 441, SEE SHEET C-3.
- INSTALL 4" S.W. 30' WATER MAIN PER APWA PLAN 411, SEE SHEET C-3.
- CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS SW/AVE
- CONNECT TO EXISTING SEWER MAIN PER CITY STANDARDS SW/AVE
- INSTALL THE METER PER APWA PLAN 411

**BURGER KING**  
**UTILITY PLAN**  
 8443 WEST MAGNA MAIN STREET, MAGNA, UT

**LEGEND**  
 ENGINEERING

84 WEST 100 NORTH  
 SALT LAKE CITY, UT 84115  
 PHONE: 313-333-3333  
 FAX: 313-333-3334

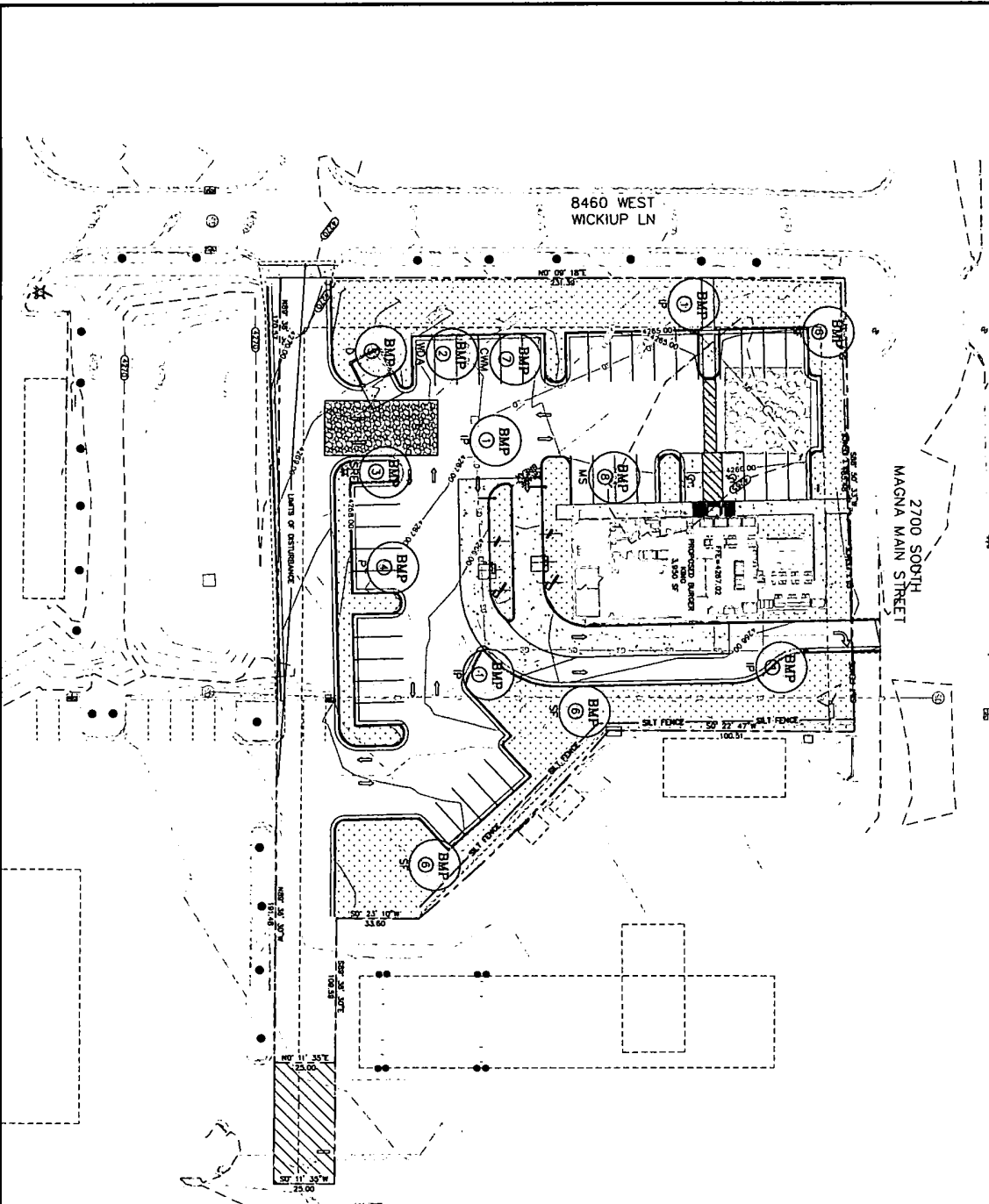
NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR      DESIGNER: CJ





1. Viewport Properties, Inc. Design/Drawn: 2/14/2017 Date: 02/20/2017 11:30am



### LEGEND

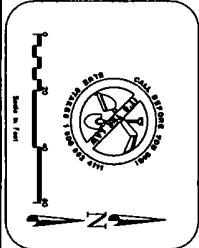
- EXISTING CURB AND GUTTER
  - PROPOSED CURB AND GUTTER
  - EXISTING FENCE
  - PROPERTY LINE
  - EXISTING STREET LINE
  - EXISTING SIDEWALK
  - EXISTING CONTROL LINE
  - PROPOSED CONTROL LINE
  - EXISTING STORM DRAIN LINE
  - PROPOSED STORM DRAIN LINE
  - SILT FENCE
  - SILT FENCE
  - CLEAN OUT BOX
  - BMP
- BEST MANAGEMENT PRACTICE  
SEE BEST MANAGEMENT PRACTICE SHEET C-8 FOR DETAILS

**NOTES**

**DURING CONSTRUCTION**

1. ALL EROSION CONTROL, BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT
2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM TO CONTROL RUNOFF FROM THE SITE
3. LIMIT LAND CLEARING AND RESTORE ALL GRASS AS SOON AS POSSIBLE
4. STAGED STORMING TO RE-VEGETATE CUT AND HILL SLOPES AS THE WORK IS IN PROGRESS
5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER DESIGN
6. MAINTENANCE OF STREETS, SIDEWALKS AND CURBS TO BE KEPT
7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION
8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

- BEST MANAGEMENT PRACTICE INDEX**
1. BMP
  2. BMP
  3. BMP
  4. BMP
  5. BMP
  6. BMP
  7. BMP
  8. BMP
  9. BMP
  10. BMP
  11. BMP
  12. BMP
- SEE SHEET C-8 FOR BMP DETAILS



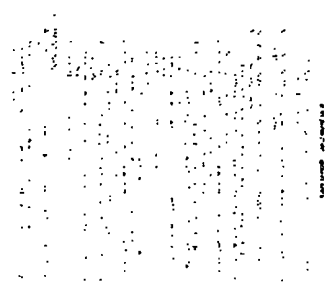
**BURGER KING**  
**STORMWATER POLLUTION PROTECTION**  
 8443 WEST MAGNA MAIN STREET, MAGNA, UT



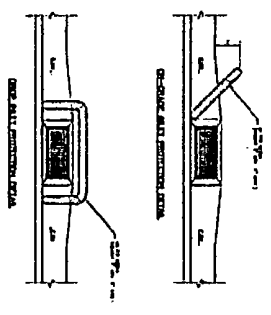
**LEGEND ENGINEERING**  
 85 WEST 100 NORTH  
 HERRING CITY, UT 84002  
 PHONE: 435-984-8828  
 www.legendengineering.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR      DESIGNER: CJ



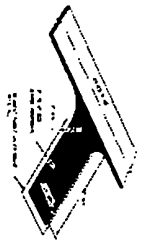
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1/2" Slope to Gutter



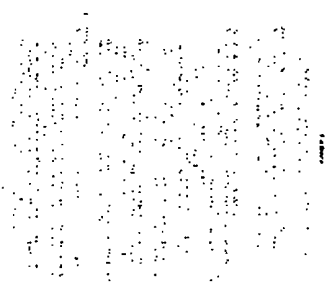
1/2" Slope to Gutter  
1/2" Slope to Curb



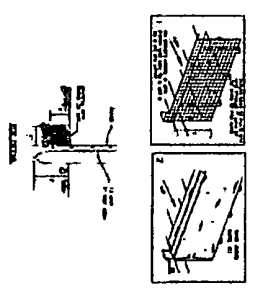
12" Curb and Gutter  
1/2" Slope to Gutter



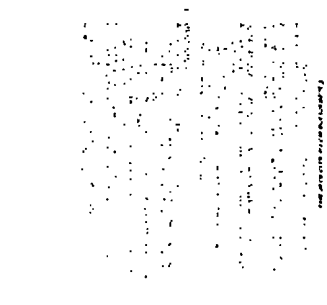
12" Curb and Gutter  
1/2" Slope to Gutter



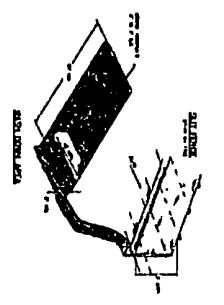
12" Curb and Gutter  
1/2" Slope to Gutter



12" Curb and Gutter  
1/2" Slope to Gutter



12" Curb and Gutter  
1/2" Slope to Gutter



12" Curb and Gutter  
1/2" Slope to Gutter

NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

SHEET: C-8

**BURGER KING**  
**SWPPP DETAILS**  
 8443 WEST MAGNA MAIN STREET, MAGNA, UT

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NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR      DESIGNER: CJ



## APPENDIX B – SOPs

<p><b>STANDARD OPERATING PROCEDURE</b></p>	<p><b>DATE:</b></p>
<p><b>PROGRAM:</b> Pavement Sweeping</p>	
<p><b>APPROVED BY:</b></p>	<p><b>TARGETED POLLUTANTS:</b>  Sediment  Nutrients  Heavy Metals  pH (acids and bases)  Pesticides &amp; Herbicides  Oil &amp; Grease  Trash, Debris, Solids</p>
<p><b>REQUIREMENT SUMMARY:</b></p>	
<p>The Operations and Maintenance Plan shall address, but is not limited to: SOPs for operated parking lots to reduce parking lot pollutants.</p> <p>General:  THIS SOP IS NOT EXPECTED TO COVER ALL NECESSARY PROCEDURE ACTIONS. OPERATORS ARE ALLOWED TO ADAPT SOPS TO UNIQUE SITE CONDITIONS IN GOOD JUDGEMENT WHEN IT IS NECESSARY FOR SAFETY, AND THE PROPER, AND EFFECTIVE CONTAINMENT OF POLLUTANTS. HOWEVER, ANY CHANGES OF ROUTINE OPERATIONS MUST BE AMENDED IN THIS SOP.</p> <ol style="list-style-type: none"> <li>1. <b>Rationale:</b> <ol style="list-style-type: none"> <li>a. Pavement sweeping is necessary to remove pollutants from pavement surfaces that might make their way into runoff. It is also necessary when warranted for aesthetic purposes.</li> </ol> </li> <li>2. <b>Procedure:</b> <ol style="list-style-type: none"> <li>a. Sweep all parking lots at least biannually to prevent pollutants from entering storm drain system.</li> <li>b. Operate all sweepers according to the manufacturer's recommended procedures.</li> </ol> </li> <li>3. <b>Disposal Procedure:</b> <ol style="list-style-type: none"> <li>a. Decant sweeper wastewater into an approved facility.</li> <li>b. Dispose of debris at an approved storage area.</li> </ol> </li> <li>4. <b>Training:</b> <ol style="list-style-type: none"> <li>a. Train employees upon hire and annually using this SOP.</li> </ol> </li> </ol>	

<p><b>STANDARD OPERATING PROCEDURE</b></p> <p><b>PROGRAM:</b> Pavement Washing</p>	<p><b>DATE:</b></p>
<p><b>APPROVED BY:</b></p>	<p><b>TARGETED POLLUTANTS:</b>  Sediment  Nutrients  Heavy Metals  pH (acids and bases)  Pesticides &amp; Herbicides  Oil &amp; Grease  Trash, Debris, Solids</p>
<p><b>REQUIREMENT SUMMARY:</b></p> <p>The Operations and Maintenance Plan shall address, but is not limited to: SOPs for operated parking lots to reduce parking lot pollutants.</p>	
<p><b>General:</b>  THIS SOP IS NOT EXPECTED TO COVER ALL NECESSARY PROCEDURE ACTIONS. OPERATORS ARE ALLOWED TO ADAPT SOPS TO UNIQUE SITE CONDITIONS IN GOOD JUDGEMENT WHEN IT IS NECESSARY FOR SAFETY, AND THE PROPER, AND EFFECTIVE CONTAINMENT OF POLLUTANTS. HOWEVER, ANY CHANGES OF ROUTINE OPERATIONS MUST BE AMENDED IN THIS SOP.</p> <ol style="list-style-type: none"> <li><b>1. Rational:</b> <ol style="list-style-type: none"> <li>a. Pavement washing is necessary to remove pollutants from pavement surfaces that might leach off pavement into runoff. It is also necessary when warranted for aesthetic purposes. Pavement washing waste must be prevented from entering storm drain systems. This SOP defines how pavement washing waste will be contained.</li> </ol> </li> <li><b>2. Regular Procedure:</b> <ol style="list-style-type: none"> <li>a. Prevent waste fluids and any detergents if used from entering storm drain systems. The following methods are acceptable for this operation. <ol style="list-style-type: none"> <li>i. Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or sorbent materials.</li> <li>ii. Collect wastewater with shop-vacuum or vacuum truck simultaneous with the washing operation.</li> </ol> </li> <li>b. This procedure must not be used to clean initial spills. First apply the Spill Containment and Cleanup SOP.</li> </ol> </li> <li><b>3. Disposal Procedure:</b> <ol style="list-style-type: none"> <li>a. Disposal must follow standard SOPs which could vary depending on which operations are used for the washing. Waste can typically be disposed properly by following the Waste Management or Spill Containment and Cleanup SOPs.</li> </ol> </li> <li><b>4. Frequency:</b> <ol style="list-style-type: none"> <li>a. There is no regular pavement washing regimen. Pavement washing is</li> </ol> </li> </ol>	

determined by conditions that warrant it, including but not limited to:  
prevention of slick or other hazardous conditions or to restore acceptable  
appearance of pavements.

**5. Training:**

- a. Train employees annually using this SOP

<b>STANDARD OPERATING PROCEDURE</b>	<b>DATE:</b>
<b>PROGRAM:</b> General Waste Management	
<b>APPROVED BY:</b>	<b>TARGETED POLLUTANTS:</b> Sediment Nutrients Heavy Metals pH (acids and bases) Pesticides & Herbicides Oil & Grease Trash, Debris, Solids
<b>REQUIREMENT SUMMARY:</b>  The Operations and Maintenance Plan shall address, but is not limited to: SOPs for preventing or reducing pollutant runoff.	
<p>General:  THIS SOP IS NOT EXPECTED TO COVER ALL NECESSARY PROCEDURE ACTIONS. OPERATORS ARE ALLOWED TO ADAPT SOPs TO UNIQUE SITE CONDITIONS IN GOOD JUDGEMENT WHEN IT IS NECESSARY FOR SAFETY, AND THE PROPER, AND EFFECTIVE CONTAINMENT OF POLLUTANTS. HOWEVER, ANY CHANGES OF ROUTINE OPERATIONS MUST BE AMENDED IN THIS SOP.</p> <p><b>1. Rationale:</b></p> <ul style="list-style-type: none"> <li>a. Waste collection devices if managed improperly can be the source of the pollutants they are intended to collect.</li> <li>b. Provide environmentally sound waste disposal instruction and policy, for the proper disposal of waste.</li> </ul> <p><b>2. Application:</b></p> <ul style="list-style-type: none"> <li>a. This SOP is intended for the proper disposal of common everyday waste. It is not intended to govern the management of the waste disposal system.</li> </ul> <p><b>3. Waste Disposal Restrictions:</b></p> <ul style="list-style-type: none"> <li>a. Generally, most waste generated can be disposed in the dumpsters on site unless other disposal requirements are specifically identified by the product.</li> <li>b. Review landfill regulations for restrictions. Generally, the prohibited waste is: <ul style="list-style-type: none"> <li>i. Paint</li> <li>ii. Pesticides/Fertilizer</li> <li>iii. Oil</li> <li>iv. Antifreeze</li> <li>v. Batteries</li> <li>vi. Liquid Chemicals</li> <li>vii. Ink Jet Cartridges</li> <li>viii. Tires</li> </ul> </li> </ul>	

(Generally, all the above hazardous waste when involved in minor spill cleanup operations can be disposed in covered dumpsters if the liquid is contained in sorbent material and will not drip.)

**4. General Staff Maintenance Practices:**

- a. Prevent dumpsters and receptacles from becoming a pollution source by:
  - i. Closing lids
  - ii. Reposition of tipped receptacles
  - iii. Report full or leaking dumpsters
  - iv. Report any eminent pollutant hazard related to dumpsters and receptacles.
  - v. Check drainage hole for clogging and remove debris

**5. Training:**

- a. Train employees upon hire and annually using this SOP.

<b>STANDARD OPERATING PROCEDURE</b>	<b>DATE:</b>
<b>PROGRAM:</b> Stormwater System Maintenance	
<b>APPROVED BY:</b>	<b>TARGETED POLLUTANTS:</b> Sediment Nutrients Heavy Metals pH (acids and bases) Pesticides & Herbicides Oil & Grease Trash, Debris, Solids
<b>REQUIREMENT SUMMARY:</b>  Stormwater system cleaning program includes cleaning inlets, manholes and stormwater pipes.	
<p>General:  THIS SOP IS NOT EXPECTED TO COVER ALL NECESSARY PROCEDURE ACTIONS. OPERATORS ARE ALLOWED TO ADAPT SOPS TO UNIQUE SITE CONDITIONS IN GOOD JUDGEMENT WHEN IT IS NECESSARY FOR SAFETY, AND THE PROPER, AND EFFECTIVE CONTAINMENT OF POLLUTANTS. HOWEVER, ANY CHANGES OF ROUTINE OPERATIONS MUST BE AMENDED IN THIS SOP.</p> <p><b>1. Purpose:</b></p> <ul style="list-style-type: none"> <li>a. Reduce stormwater pollution by removing target pollutants from stormwater inlets, manholes and pipes.</li> <li>b. Inlets collect a number of substances such as trash, sediments, organics, hydrocarbons, oil and grease that can enter receiving waters through stormwater runoff or non-stormwater discharges.</li> </ul> <p><b>2. Procedure:</b></p> <ul style="list-style-type: none"> <li>a. For minor amounts of petroleum waste: <ul style="list-style-type: none"> <li>i. Contact supervisor when illegal dumping is suspect</li> <li>ii. Apply sorbent material</li> </ul> </li> <li>b. Hazardous or Unknown waste: <ul style="list-style-type: none"> <li>i. Emergency HAZMAT 911: Emergency constitutes flowing uncontained waste.</li> <li>ii. Emergency SLVHD 580-6681: Emergency constitutes potential for waste to be carried by water.</li> <li>iii. Non-Emergency SLVHD 801-313-6700: Not exposed to water and no immediate threat to stormwater.</li> <li>iv. Schedule hazardous waste removal contractor; Select from Utah Registered Hazardous Waste Handlers List</li> </ul> </li> <li>c. For major amounts of petroleum waste: <ul style="list-style-type: none"> <li>i. Contact supervisor when illegal dumping is suspect</li> <li>ii. Schedule hazardous waste removal contractor; Select from Utah Registered Hazardous Waste Handlers List</li> </ul> </li> </ul>	

**d. Inspect for need:**

- i. Remove large loose debris and sorbent materials with hand tools. Do not enter manholes.
- ii. Focus on systems where there is 2" or more of sediment and debris.

**3. Disposal Procedure:**

- a. Vacuum (small quantity): Discharge liquids to wash bay and solids to appropriate disposal facility.
- b. Dispose of waste consisting of mostly sediment at approved disposal locations.
- c. Dispose of waste consisting of high organic and inorganic trash at approved disposal facilities.
- d. Disposal of hazardous waste:
  - i. Amounts with quantities that can be pumped at:  
Contract a Utah Registered Hazardous Waste Handler
  - ii. Amounts that can be absorbed with sorbents:  
Spent sorbents may be disposed in covered dumpsters when the liquid does not drip.

**4. General Staff Maintenance Practices:**

- i. Manufacturers typically recommend that the first inspections be conducted in February, May, and October.
- ii. Manufacturers typically recommend that they be inspected semi-annually, and cleaned out annually.

**5. Training:**

- a. Train employees upon hire and annually using this SOP.



<p><b>STANDARD OPERATING PROCEDURE</b></p> <p><b>PROGRAM:</b> Snow Removal and De-Icing</p>	<p><b>DATE:</b></p>
<p><b>APPROVED BY:</b></p>	<p><b>TARGETED POLLUTANTS:</b>  Sediment  Nutrients  Heavy Metals  pH (acids and bases)  Oil &amp; Grease  Trash, Debris, Solids</p>
<p><b>REQUIREMENT SUMMARY:</b></p> <p>For the minimization of the use of salt and other deicing materials. SOPs for plowing, sanding, and application of deicing compounds.</p>	
<p>General:</p> <p>THIS SOP IS NOT EXPECTED TO COVER ALL NECESSARY PROCEDURE ACTIONS. OPERATORS ARE ALLOWED TO ADAPT SOPS TO UNIQUE SITE CONDITIONS IN GOOD JUDGEMENT WHEN IT IS NECESSARY FOR SAFETY, AND THE PROPER, AND EFFECTIVE CONTAINMENT OF POLLUTANTS. HOWEVER, ANY CHANGES OF ROUTINE OPERATIONS MUST BE AMENDED IN THIS SOP.</p> <ol style="list-style-type: none"> <li>1. <b>Selection:</b> <ol style="list-style-type: none"> <li>a. Salt is important to maintain a safe travel area. However, the Snow Removal and De-Icing should be properly managed so that it will not be the cause of pollution.</li> </ol> </li> <li>2. <b>Application:</b> <ol style="list-style-type: none"> <li>a. Pavement and sidewalk winter operations including but not limited to: salt storage, application, and good housekeeping.</li> </ol> </li> <li>3. <b>Staging:</b> <ol style="list-style-type: none"> <li>a. Restrict salt usage to apply only when necessary.</li> <li>b. Salt spills should be cleaned and removed. See Spill Containment SOP</li> <li>c. Keep salt contained indoors.</li> </ol> </li> <li>4. <b>Training:</b> <ol style="list-style-type: none"> <li>a. Train employees upon hire and annually using this SOP.</li> </ol> </li> </ol>	

## **APPENDIX C - PLAN RECORDKEEPING DOCUMENTS**



**MAINTENANCE LOG**

Date	Maintenance Performed/Spill Events. Perform Maintenance per SOPs	Observation Notes, including but not limited to; Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes...	Initials

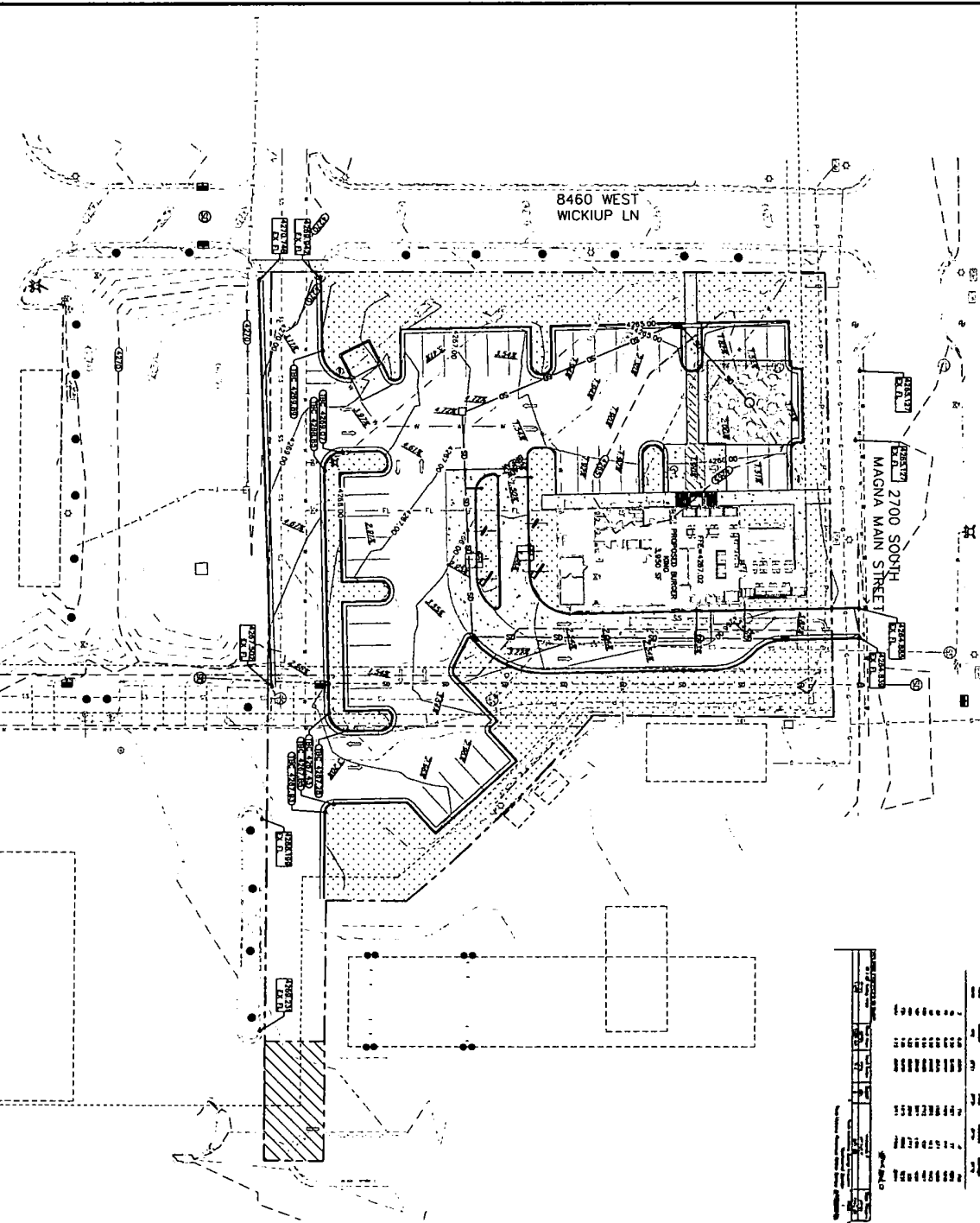
Annual Summary of LTSWMP effectiveness, inefficiencies, problems, necessary changes etc.



## EXHIBIT C


### Grading and Drainage Plan

U:\project\Burger King\Burger King\Burger King.dwg - Dec 05, 2017 - 11:23am

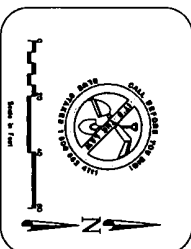


DATE: 12/05/17  
 DRAWN BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 PROJECT: BURGER KING  
 SHEET: C-2

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/05/17
2	REVISED GRADING PLAN	12/05/17
3	REVISED GRADING PLAN	12/05/17
4	REVISED GRADING PLAN	12/05/17
5	REVISED GRADING PLAN	12/05/17
6	REVISED GRADING PLAN	12/05/17
7	REVISED GRADING PLAN	12/05/17
8	REVISED GRADING PLAN	12/05/17
9	REVISED GRADING PLAN	12/05/17
10	REVISED GRADING PLAN	12/05/17



LOT LINE PROPERTY  
 EXISTING CURB AND GUTTER  
 PROPOSED CURB AND GUTTER  
 PROPOSED STORM DRAIN LINE  
 EXISTING STORM DRAIN LINE  
 EXISTING FENCE  
 GRADE BREAK  
 FRESH GRADE CONTAINMENT LINES  
 EXISTING GRADE CONTAINMENT LINES  
 FRESH GRADE SLOPE  
 GRADE BREAK  
 PROPOSED ELEVATION  
 TYPE OF ASPHALT  
 TOP BACK OF CURB  
 PROPOSED  
 EXISTING  
 PROPOSED GRADE  
 PROPOSED FLOOR ELEVATION  
 BACK OF SIDEWALK  
 LANDSCAPE AREA  
 CONCRETE AREA



**BURGER KING  
 GRADING PLAN**  
 8443 WEST MAGNA MAIN STREET, MAGNA, UT



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NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LR      DESIGNER: CJ

